



The Chilterns, 24 Paddington Street, Marylebone Village, W1

Asking Price £3,950,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

One of the best positioned flats within The Chilterns, with a direct aspect over the Paddington Street Gardens. Comprising of two double bedrooms (both ensuite), living room with fitted kitchen, guest wc and access to a private terrace, the apartment represents a very rare purchase opportunity in one of the most revered apartment buildings in London.

Beautifully presented throughout, the apartment benefits from excellent natural light, well-proportioned living spaces and tasteful contemporary finishes, making it ideal as a permanent residence, pied-à-terre or rental investment.

Residents also enjoy secure parking, storage, concierge services and access to a gym, cinema, treatment rooms, sauna and steam room.

Entrance Hall : 2 Bedrooms : 2 Bathrooms : Balcony : Gym : 24 Hour Concierge : Underground Parking : CCTV : Residents' Gym : Leisure Facilities : Cinema Room : EPC Rating B.

Key Features

- 24 HOUR CONCIERGE
- PASSENGER LIFT
- BALCONY
- VIEWS OVER PADDINGTON GARDENS
- BESPOKE KITCHEN
- AIR CONDITIONING
- WORLD CLASS LOCATION
- PARKING

Terms

Leasehold Date : Term : 999 years from 1 January 2013 ie 986 years
Service Charge : £18523.68 per annum
£1966.62 for car park space 10
EPC B
Council Tax Band ; Westminster Band G



Apartment Type 2 / 2 bedroom / Floors 4		Gross Apartment Area 1173 sq ft / 109 sq m			
Floorspace Gross Internal Area		Room Dimensions		Ceiling Height	
1096 sq ft	102 sq m	ft	m	ft	m
Terrace/Balcony Space (2 nd , 3 rd , 4 th , 5 th floors)		Kitchen		7' 9"	
75 sq ft		Living		8' 6"	
		Dining		8' 6"	
		Bed 1		8' 6"	
		Bed 2		8' 6"	

*Space behind toilet may contain ducting or risers.

CLIPBOARD SERVICE CLIPBOARD WATERPROOF

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.